

AN ORDINANCE

**99119**

**APPROVING A RENEWAL AND EXTENSION OF LEASE AGREEMENT BETWEEN RIVERVIEW TOWER PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, THE PRESENT LANDLORD, AND THE CITY OF SAN ANTONIO, AS TENANT, RENEWING AND EXTENDING THE TERM OF THAT CERTAIN LEASE AGREEMENT WITH MACK-CALI TEXAS PROPERTY, L.P., PREDECESSOR IN TITLE TO THE PRESENT LANDLORD, APPROVED BY ORDINANCE NO. 95657 DATED APRIL 25, 2002 FOR THE RENTAL OF APPROXIMATELY 14,928 GROSS SQUARE FEET OF OFFICE SPACE DESCRIBED AS SUITE 900 BEING USED FOR THE ERM PROJECT AT THE RENT RATE OF \$14.50 PER GROSS SQUARE FOOT PER YEAR, OR \$18,038.00 PER MONTH, IN A BUILDING LOCATED AT 111 SOLEDAD STREET, KNOWN AS THE RIVERVIEW OFFICE BUILDING, LOCATED IN CITY COUNCIL DISTRICT 1, FOR SIX (6) MONTHS COMMENCING ON JUNE 1, 2004.**

\* \* \* \* \*

**WHEREAS**, pursuant to Ordinance No. 95657 dated April 25, 2002, the City entered into a Lease Agreement with the Mack-Cali Texas Property, L.P., predecessor in title to the present Landlord, Riverview Tower Partners, Ltd, to use 14,928 square feet of office space located at 111 Soledad Street, in the Riverview Office Building (aka Riverview Towers Office Building) at a monthly rent of \$17,417.00 for an initial term of 25 months, with three optional six-month renewal periods at predetermined rent rates; and

**WHEREAS**, the City wishes to exercise the first six-month renewal period commencing June 1, 2004 at a monthly rate of \$18,038.00 and staff recommends approval of such renewal; **NOW THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

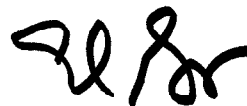
**SECTION 1.** The Renewal and Extension of Lease Agreement with Riverview Tower Partners, Ltd. to utilize approximately 14,928 square feet of office space located at 111 Soledad, Suite 900 for a monthly rent of \$18,038.00 to be used for the ERM Project is hereby approved for a 6-month term commencing June 1, 2004. The City Manager or her designee is hereby authorized to execute the "Renewal and Extension of Lease Agreement – ERM Project" and to take any steps necessary to implement this ordinance, including the execution of any other documents, as first reviewed and approved by the City Attorney. A copy of the Renewal and Extension of Lease Agreement, executed on behalf of Riverview Tower Partners, Ltd., is attached hereto and incorporated herein verbatim for all purposes as **Attachment I**.

**SECTION 2.** Funds in the amount of \$72,152.00 are authorized to be encumbered in Fund No. 29-0310000 in Index Code 381665 and are made payable to **Mack-Cali Texas Property, L.P.** for rent for the period of June 1, 2004 through September 30, 2004. The ERM Project has sufficient funds in the FY 2004 budget for the lease expenses. Funding for the remainder of the lease term, October 1, 2004 through November 30, 2004, is contingent upon annual budget appropriations.

**SECTION 3.** Financial allocations in this Ordinance are subject to approval by the Director of Finance, City of San Antonio, who may, subject to concurrence by the City Manager or City Manager's designee, correct allocation to specific index codes and fund numbers as necessary to carry out the purpose of this Ordinance.

**SECTION 4.** This ordinance shall be effective on the 9th day of May, 2004.

**PASSED AND APPROVED** this 29th day of April, 2004.

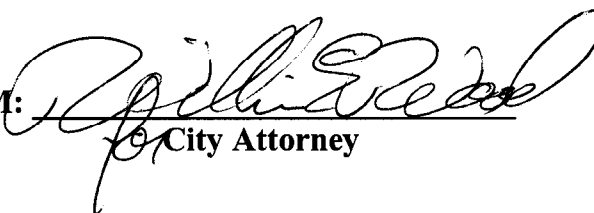


M A Y O R  
EDWARD D. GARZA

**ATTEST:**

  
CITY CLERK

**APPROVED AS TO FORM:**

  
City Attorney